

Welcome
Bienvenidos



Harbor LA Community Plans Update

Actualización de los planes comunitarios de Harbor LA

Planning Land Use and Management Committee
Audiencia Pública de la Comisión de Planeación de la Ciudad

CF 25-0774 (Wilmington-Harbor City)
CF 25-0775 (Harbor Gateway)

LOS ANGELES
CITY PLANNING

August 26, 2025 | *26 de agosto de 2025*

Presentation Outline

Esquema de la presentación

- **Introduction/** *Introducción*
- **Proposed Plans/** *Planes propuestos*
- **Additional City Initiatives/** *Iniciativas municipales adicionales*
- **Amendments to Consider/** *Enmiendas a considerar*



Harbor LA Community Plans

Background/ los antecedentes

- **Updates to existing Community Plans/** *Actualizaciones de los planes comunitarios existentes*
 - Harbor Gateway (1995) & Wilmington-Harbor City (1999)
- **Multi-year update program/** *Programa de actualización plurianual*
 - Began in 2018/ *comenzó en 2018*
 - Extensive outreach over the years/ *actividades de divulgación y participación durante los últimos años*



Community Assets/ *Bienes comunitarios*



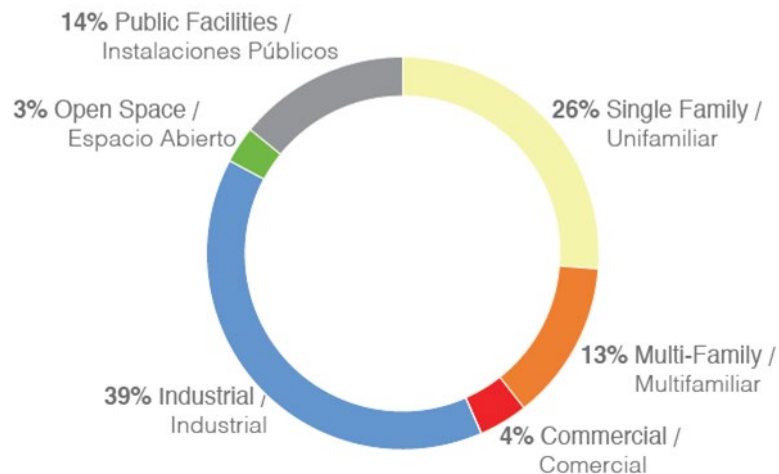
Community Issues/ *Problemas comunitarios*



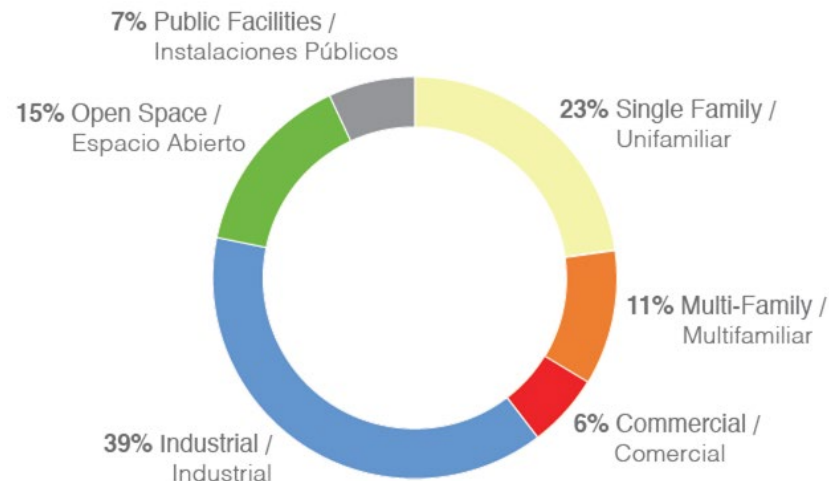
Existing Land Uses

Usos del suelo de hoy dia

Harbor Gateway



Wilmington-Harbor City



Key Past Outreach Events

Eventos pasados de participación



70+
Public
Events
Eventos
publicos



2000+
Stakeholder
Engagements
Enlaces comunitarios

Community Plan Components

Componentes del plan comunitario

Policy Document/ Documento de política

GOALS AND POLICIES

COMMUNITY PARTNERSHIP AND ENGAGEMENT

EJ GOAL 1

A COMMUNITY WHERE ALL PERSONS HAVE THE OPPORTUNITY TO PARTICIPATE IN THE DECISION-MAKING PROCESS THAT AFFECTS THEIR ENVIRONMENT.

EJ 1.1 Ensure appropriate opportunities are in place for all persons to participate in the land use decision-making process, including enhancing language access of planning informational materials to the extent possible.

EJ 1.2 Proactively and meaningfully engage the community in planning decisions that affect their health and wellbeing.

EJ 1.3 Foster opportunities for deep engagement, relationship building and collaboration with local Indigenous Peoples/Tribal Organizations to ensure planning efforts are responsive to the needs and aspirations of local Native American communities.

EJ 1.4 Assist in connecting and supporting tribal relationships among other partner agencies, non-profits, and community groups to increase coordination and collaboration with tribes.

EJ 1.5 Pursuant to Assembly Bill 52, ensure consultation with tribes occurs early in project development and throughout project implementation to help support a respectful process.

EJ 1.6 Promote capacity-building and educational efforts to train planning staff to meet people where they are by collaborating with community-based organizations, community centers and traditionally underrepresented

populations to ensure authentic and meaningful participation in the land use decision-making process.

EJ 1.7 Coordinate pragmatic outreach efforts between City departments and agencies to capitalize on existing communication methods, such as utility bill mailers and public schools' parent notification systems in order to reach as many community members as possible.

EJ 1.8 Partner with local community-based organizations and other local groups, such as block clubs, parent centers, interfaith groups or recreation centers to help increase public awareness and engagement in the planning process, particularly in communities with low public participation.

EJ 1.9 Prioritize the health, safety and needs of residents over special interests.

EJ GOAL 2

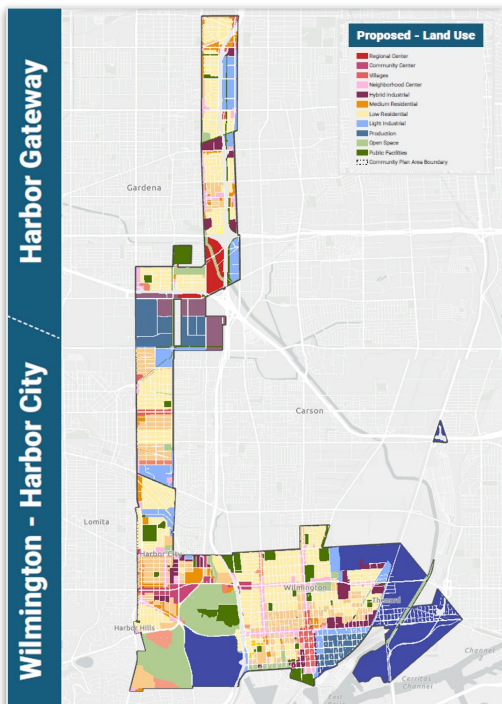
CITY PROVIDED IMPROVEMENTS AND PROGRAMS ARE PRIORITIZED FOR LOW-INCOME AND ENVIRONMENTAL JUSTICE COMMUNITIES.

EJ 2.1 Ensure that the City's departments, including City Planning, prioritize the needs of environmental justice communities when developing their work plans wherein they allocate staff time and sustainable financial resources.

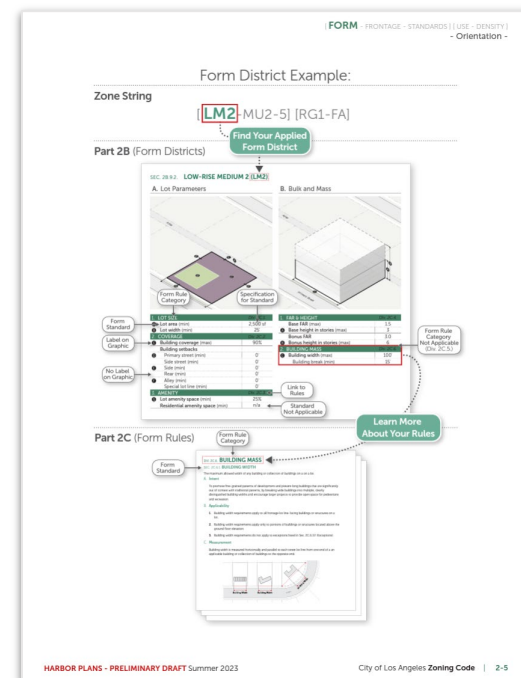
EJ 2.2 Encourage the development of initiatives that incentivize and promote greater access to essential goods and services, such as healthy food, mental health, self-care, and wellness programs (also see Health, Wellness and Sustainability subsection within this chapter).

EJ 2.3 Foster effective collaboration and coordination between City departments to more effectively respond to the needs of environmental justice communities with adequate resources and focused efforts and strategies.

GPLU Map/ Mapa GPLU



Zoning/ Zonificación



Growth Projections

Proyecciones de crecimiento

The Community Plans plan for:
Los Planes Comunitarios planifican para:

+ 37,917 new residents
nuevos residentes

+ 10,927 housing units
unidades de vivienda

+ 37,799 jobs
trabajos

By the year 2040
para el año 2040



Policy Documents

Documentos de política

TABLE OF CONTENTS/ *ÍNDICE*

- Chapter 1: Intro & Community Profile/ *Introducción y Perfil de la Comunidad*
- Chapter 2: Land Use & Urban Form/ *Uso del Suelo y Forma Urbana*
- **Chapter 3: Environmental Justice/ *Justicia Ambiental***
- Chapter 4: Mobility/ *Movilidad*
- Chapter 5: Public Realm & Open Space/ *Espacios Públicos y Abiertos*
- Chapter 6: Implementation/ *Implementación*

GOALS AND POLICIES

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EJ 1.5 Pursuant to Assembly Bill 680, ensure that tribal consultation with tribes occurs early in the planning process and throughout project implementation in a respectful process.

EJ 1.6 Promote capacity-building training for staff to increase collaboration with community centers and tribal organizations.

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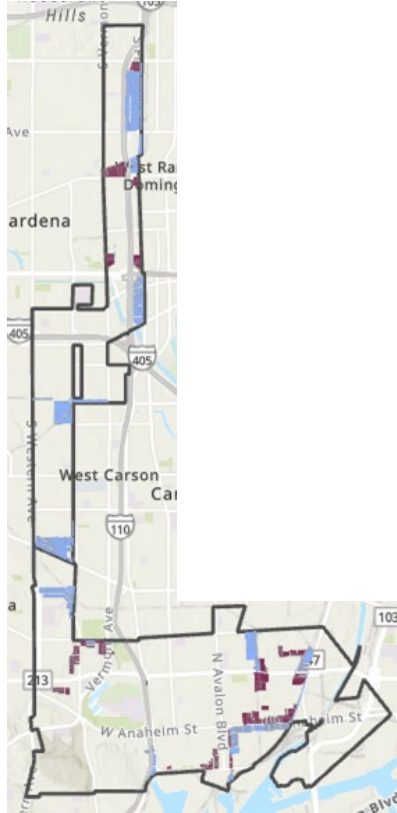
Summary of Major Changes

Resumen de cambios importantes

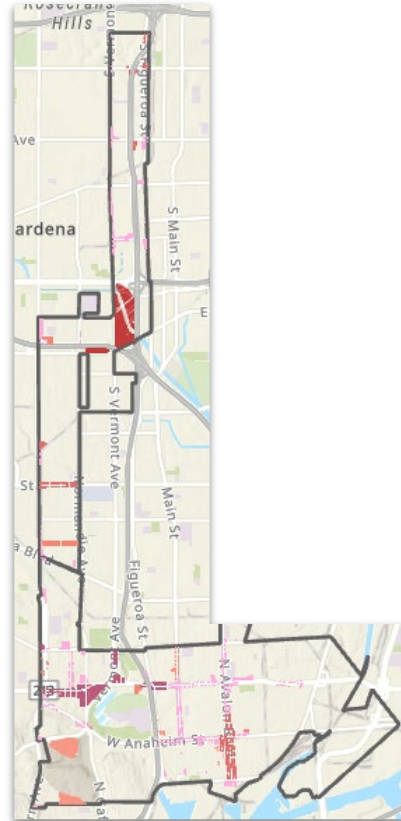
- Complete neighborhoods and increasing economic opportunities/
Vecindarios completos y el crecimiento de oportunidades económicas
- Accommodate future growth/ *Adaptar crecimiento futuro*
- Access to public spaces/ *Acceso a espacios públicos*
- Address industrial-residential conflicts/
Satisfacer los conflictos industriales-residenciales



Reducing Land Use Conflicts
Reducir los conflictos por el uso de suelo



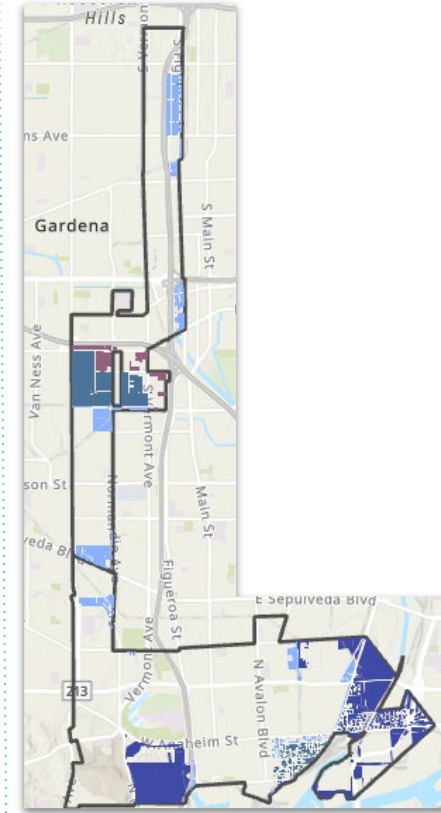
Access to Commercial Opportunities
Acceso a oportunidades comerciales



Safeguard Residential Neighborhoods
Mantener vecindarios residenciales existentes



Increase Jobs & Economic Opportunities
Aumentar los empleos y las oportunidades económicas

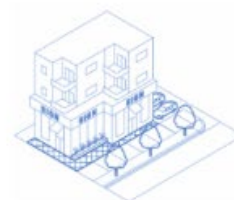
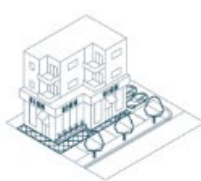
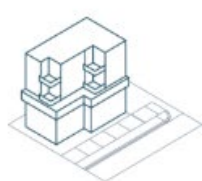


New Zoning System

Nuevo sistema de zonificación

[H1 - FY1 - 12]

[RG3 - 1L]



[FORM - FRONTAGE-STANDARDS]

Building Size

Relationship
to the Street

Development
Standards

Built Environment

[USE - DENSITY]

Permitted
Uses

Number
of Units

Activity

[OVERLAY]

Supplemental
Standards

**Optional Third
Bracket**

Environmental Justice

Justicia Ambiental

- **Industrial Transition Areas/ Zonas de Transición Industrial**
 - Transitions existing industrial land uses to Hybrid Industrial & Light Industrial land uses/
Transforma los usos del suelo industrial existente en usos híbridos de industria ligera e industrial

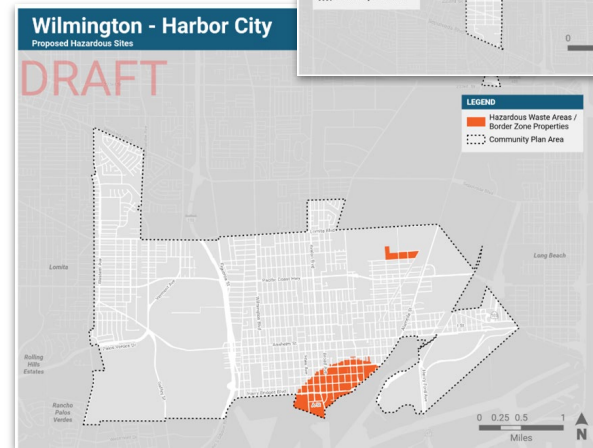
- **New Zoning/ Nueva zonificación**
 - Refines permitted uses/ *Refina los usos permitidos*
 - *Incorporate CUGU standards/ Incorporar los estándares CUGU*



Environmental Justice

Justicia Ambiental

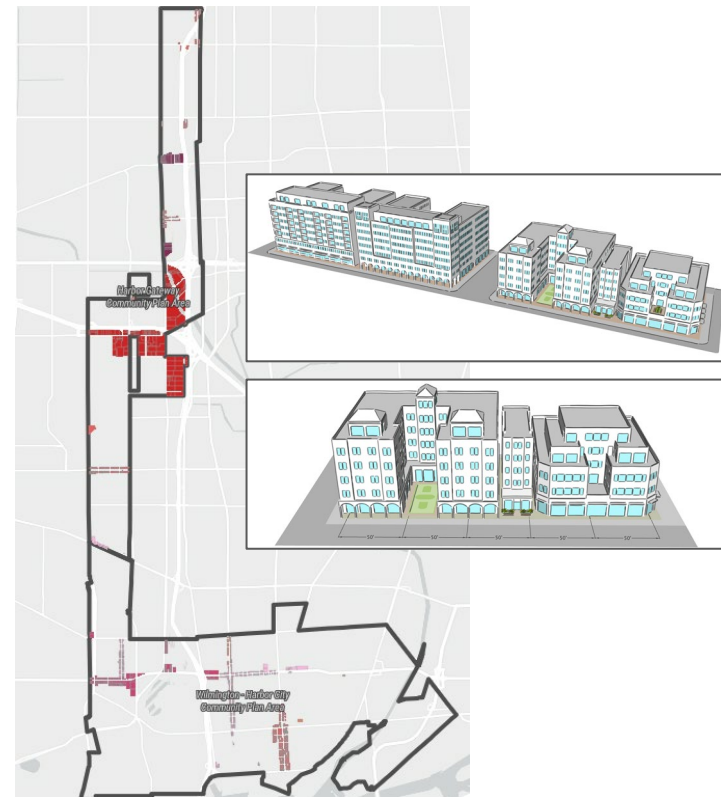
- **Grading on Hazardous Sites/ Nivelación en sitios peligrosos**
 - Identifies potential or known hazards/ *Identifica peligros potenciales o conocidos*
 - Applies additional development regulations/ *Aplica normativa de desarrollo adicional*
 - Projects require approval from DTSC prior to issuance of permits/ *Los proyectos requieren la aprobación del DTSC antes de la emisión de permisos*



Housing Opportunities

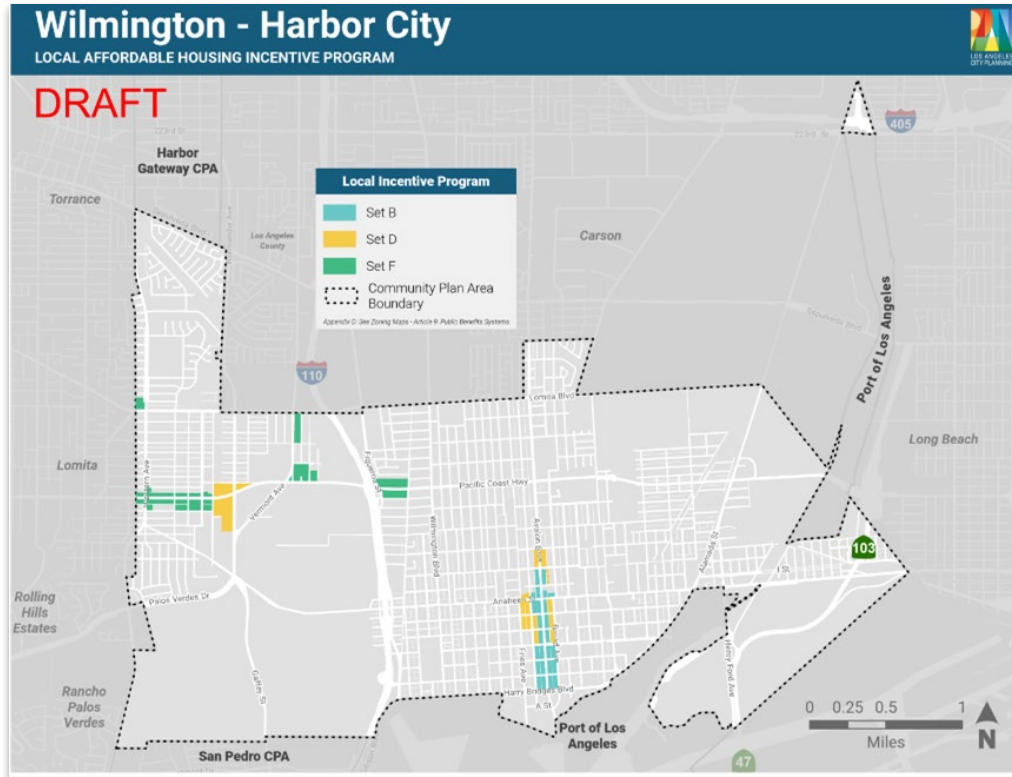
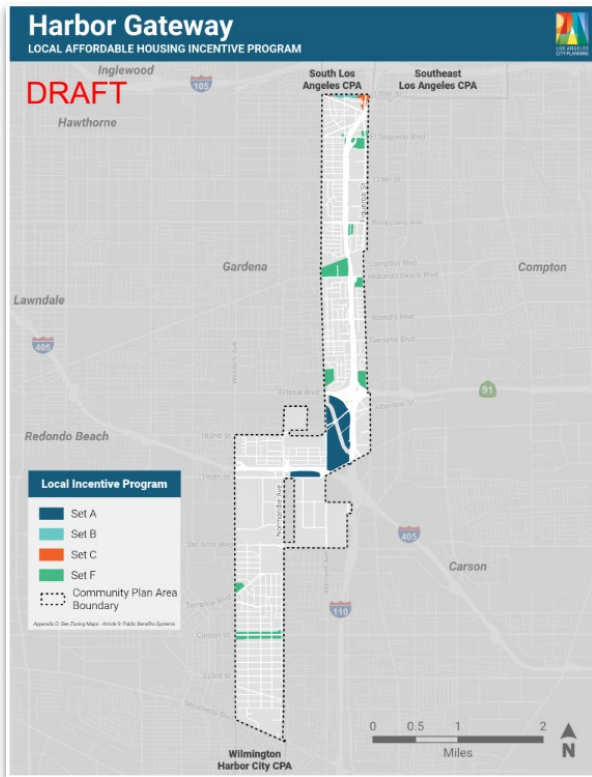
Oportunidades de vivienda

- **New Zoning (Infill Development)/**
Zonificación nuevo
- **Opportunity Areas/** *Áreas de oportunidad*
 - *Encourages Mixed-Use & Mixed Income Development/ Fomenta el desarrollo de uso mixto*
 - *Local Affordable Housing Incentive Program (LAHIP)/ Fomenta el desarrollo de uso mixto Programa de Incentivos para Viviendas Asequibles Locales (LAHIP)*



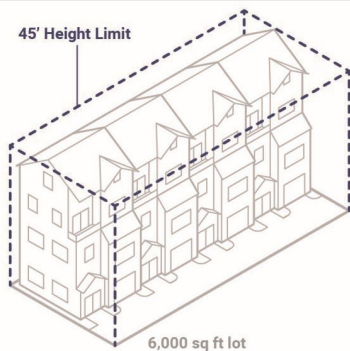
Proposed Local Affordable Housing Program

Programa Local de Vivienda Asequible Propuesto



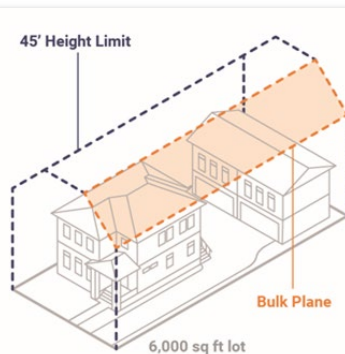
Neighborhood Identity/ *Identidad del vecindario*

Reflecting Existing Development Patterns *Reflejando los patrones de desarrollo actuales*



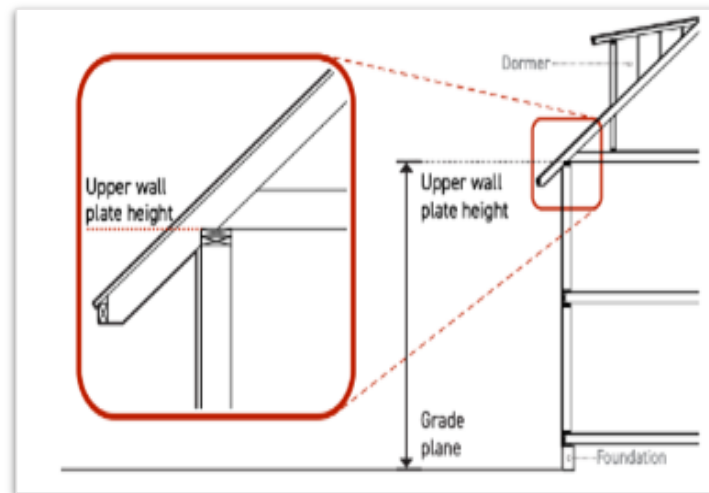
Current Zoning Allows:

- 4 Units
- 3.0:1 Floor Area Ratio (FAR)
- 18,000 sq ft of building
- 45' Height



Proposed Zoning Allows:

- 4 Units
- 1.0:1 Floor Area Ratio (FAR)
- 6,000 sq ft of building
- 45' Height
- Bulk Plane shapes building envelope



Additional Amendments/ *Iniciativas municipales adicionales*

Additional Amendments/ *Iniciativas municipales adicionales*



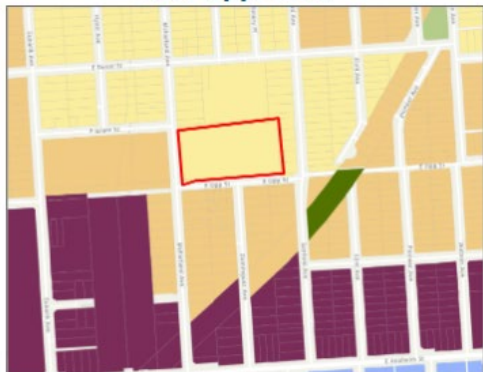
Trucking-Related Uses Ordinance (CF 24- 0555)/
Ordenanza sobre usos relacionados con el transporte por camiones

- **Code Amendment to LAMC, Chapter 1 (12.22 Exceptions)**
 - **Regulates Trucking-Related Uses/**
Regula los usos relacionados con el transporte por camiones
 - **Effective on Jul. 1, 2024/** *Entrada en vigor el 1 de julio de 2024*
 - **Expires upon the effectuation date of the CPU/** *Caduca en la fecha de entrada en vigor de la CPU*

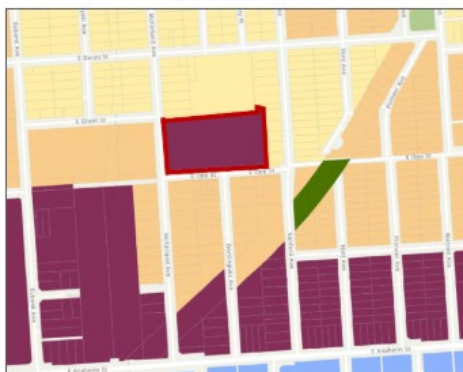
Additional Amendments/ *Iniciativas municipales adicionales*

Wilmington-Harbor City CPU GPA/ZC

CPC-approved



Modified



- **Amendment to CPC-approved GPLU and Zone/** *Modificación de la GPLU y la zona aprobadas por la CPC*
 - Modified zone to a Hybrid Industrial GPLU and a corresponding zone/ *Zona modificada a una GPLU industrial híbrida y su correspondiente zona*

Amendments to Consider/ *Enmiendas para considerar*

Director of Planning Memo to the PLUM Committee / *Memorándum del Director de Planeación al Comité PLUM*

CPC Directed Items | *Artículos dirigidos por CPC*

- **Small Business set aside/** *Pequeñas empresas programas*
- **General Plan Land Use designation and zoning modification to the Wilmington-Harbor City CPU/** *Designación de uso del suelo del Plan General específico de parcelas y modificación de la zonificación en la CPU de Wilmington-Harbor City*

Amendments to Consider

Enmiendas para considerar

Director of Planning Memo to the PLUM Committee

Memorándum del Director de Planeación al Comité PLUM

Additional Items for Consideration/ *Elementos adicionales a considerar*

- **Enabling language for Zoning Maps & Matrices/** *Permitir del lenguaje para mapas y matrices de zonificación*
- **Technical Modifications to Chapter 1A of the Los Angeles Municipal Code /** *Modificaciones técnicas al capítulo 1A del Código Municipal de Los Ángeles*
- **IX6 Use District/** *IX6 Distrito de uso de suelo*
- **Hillside Area Maps/** *Mapas del área de la ladera*
- **AB 617 Communities Map/** *Mapa de la comunidad AB 617*

Thank you!
¡Gracias!

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<http://planning.lacity.gov/harborlaplans>